

**PLANNING & ZONING COMMITTEE MINUTES
SEPTEMBER 5, 2017**

PRESENT: Fred Teitgen, Kevin Kessler, Susanna Bradley, Harlan Baumgartner, John A. Stevenson

STAFF: John Bluenke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Lauren Ramirez – Office Administrator

ALSO PRESENT: Mary Cupery – Columbia County Board of Supervisors, Jim Grothman – Grothman & Associates SC

2:30 PM

1. Call to order
2. Certification of Open Meeting Law
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Ms. Bradley to approve Agenda of September 5, 2017 with moving #10 & #11 (Preliminary Plat & CUP Review) to after #4 for Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

10. Preliminary Plat

- a. Ryan's Haven – Town of West Point

Motion by Vice Chair Kessler to recommend approval of a Preliminary Plat of Ryan's Haven subject to the recommended Conditions.

1. Developer obtains approval from the Town for all applicable Town ordinances, development agreements and plans.
2. Written verification from the Town that provisions are in place for the donation of money for park purposes per Sec. 16-205-050 B or that the Town chooses not to require any dedication of lands or donation of funds under this section.
3. Special restrictions required as part of the Development Plan be notes on the face of Plat under heading of "Special Development Restrictions".
4. Minutes of Town Board approval of the Final Plat and copies of all signed agreements approved by the Town must be included with the submittal of the Final Plat to the County.

**Seconded by Mr. Baumgartner.
Motion carried unanimously.**

11. CUP Review

a. Bleich CUP – Town of Columbus

Darren Schroeder, Town of Columbus Chair stated this CUP was reviewed at the Town of Columbus Plan Commission meeting. He explained their wishes of seeing a time frame in which this place has to be cleaned up in. Due to this, they would like to see this changed to up to 6 events in a 12 month time frame. Also as part of this CUP, they would like to clarify parking. This is because of the sharp bend in the road, along with the history of these events having many cars on the highway during the events.

Chair Teitgen questioned if we should revise the Condition #11 to no parking on the highway, or a set number of cars allowed.

Darren Schroeder stated that a couple cars here and there are okay, but as many as 25 were on the road at his last event, and that he feels like is too many, and this is biggest complaint they receive.

Ms. Bradley commented that having no parking may be better than allowing a little parking.

Mr. Baumgartner questioned how enforceable this would be with allowing any parking at all, compared to no parking.

Mr. Thompson stated that if we drove by during event and saw an excess of cars parked along road, the Department could not do anything at that moment, but for in future, can do something about it.

Vice Chair Kessler questioned if Law Enforcement (as stated in most recent Conditions as assisting with parking), would want work load of regulating.

Mr. Bluemke stated that no parking is probably easiest.

Vice Chair Kessler pointed out that Condition 3a doesn't require any percentage of vehicles to be located in a parking lot, it just states a "parking area".

Darren Schroeder stated the Town suggested a minimum of 50 spaces, not located on the road. He also brought up concern about time frame of when things needs to be cleared up there, sold and unsold items. This is due to history of sales not getting cleaned up.

Vice Chair Kessler stated we can revise Condition 3a from "Parking areas" to "Customer parking areas with a minimum of 50 parking spaces on site", Condition #4 from "...no more than 12 sales per year." to "...up to 6 sales per year.", Condition #8 from "Sale items must be removed from the property within 3 weeks of the conclusion of the sale. Unsold items must also be removed from

the property after 3 auctions.” to “The site shall be cleared of sold and unsold items at least 22 weeks in a year.” and Condition #11 from “Parking for customers shall not be along the road unless coordinated with local law enforcement.” to “Parking for customers is not allowed on County Highway K.”

Chair Tietgen agreed this is a good revision.

Vice Chair Kessler questioned if we should wait for applicant input.

Mr. Bluemke stated last meeting it was decided to send Decision to Applicants/Owners/Town and then wait for Town review.

Vice Chair Kessler stated this time we can do the same, if they agree, Decision is final. If not, it can be discussed at following meeting.

Motion by Chair Tietgen to amend and revise Condition 3a from “Parking areas” to “Customer parking areas with a minimum of 50 parking spaces on site”, Condition #4 from “...no more than 12 sales per year.” to “...up to 6 sales per year.”, Condition #8 from “Sale items must be removed from the property within 3 weeks of the conclusion of the sale. Unsold items must also be removed from the property after 3 auctions.” to “The site shall be cleared of sold and unsold items at least 22 weeks in a year.” and Condition #11 from “Parking for customers shall not be along the road unless coordinated with local law enforcement.” to “Parking for customers is not allowed on County Highway K.”

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Motion by Chair Teitgen to approve a Conditional Use Permit for an the Sale of Machinery & Equipment Used for Agriculture subject to the following Findings, Conclusions and revised Conditions of Approval, contingent upon the Town of Columbus approval of revisions.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Findings of Fact:

- 1. Donald Bleich Jr., Etal are owners of the subject property described in the application.**
- 2. The Town of Columbus has recommended approval of the Conditional Use Permit.**
- 3. Upon review of the guidelines in Section 16-150-070(D) of the Columbia County Zoning Code and with the explanation of the criteria in Attachment A of the Staff Report the Committee finds the following:**
 - a. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.**
 - b. The use will be designed, constructed, operated and maintained so as to be compatible, and be appropriate in appearance with the existing or**

intended character of the general vicinity. Such use will also not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.

- c. The erosion potential of site based on topography, drainage, slope, soil type and vegetative cover is minimal.**
- d. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.**
- e. The site has adequate utilities including acceptable disposal systems.**
- f. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.**
- g. The conditional use shall conform to the standards of the applicable district(s) in which it is located.**

Conclusions of Law:

- 1. The subject property is located in the Town of Columbus and is zoned AO-1 Agriculture and Open Space, which District uses are stated in Section 16-105-020 of the Columbia County Zoning Code.**
- 2. Donald Bleich Jr. is the petitioner for a Conditional Use Permit, which petition followed the procedures of Section 16-150-070(C) of the Columbia County Zoning Code.**
- 3. The petitioner is proposing to operate a facility for the Sale of Machinery and Equipment Used for Agriculture which is allowed as a Conditional Use Permit under Section 16-105-120 of the Columbia County Zoning Code.**
- 4. The Columbus Town Board has reviewed and approved the Conditional Use Permit with conditions in accordance with Section 16-105-070 of the Columbia County Zoning Code.**
- 5. The Columbia County Planning and Zoning Committee has the authority under Section 16-150-030(B)(3) and Section 16-150-070 of the Columbia County Zoning Code to conduct public hearings, review and decide on requests for Conditional Use Permits.**
- 6. This proposed use is consistent with the purpose and intent of the AO-1 Agriculture and Open Space District.**
- 7. The proposed use does not conflict with current use of any adjacent property over the long term, as it fits the future land use plan for the area, nor does it limit the usefulness of adjacent agricultural properties for uses permitted under their current zoning classifications.**
- 8. The property is physically well suited for the proposed use due to the location of transportation infrastructure and its current location.**
- 9. The development will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.**

Conditions of Approval:

- 1. Any agreement or conditions pertaining to this Conditional Use Permit between the Town of Columbus and Donald Bleich, Etal are hereby incorporated by reference as part of this Conditional Use Permit; however, the**

County is not responsible for enforcing said agreement or conditions, unless an individual point of the agreement or condition is specifically included below as a condition of approval. In the event that the Town submits a finding of noncompliance with any item of the above referenced agreement for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.

- 2. Combine Tax Parcels 11006-357, 372 & 373 with a Combination Certified Survey Map.**
- 3. The Conditional Use Permit is effective upon the recording of a Combination Certified Survey Map and upon approval of a site plan by the Planning and Zoning Department, the site plan shall include:**
 - a. Customer parking area with minimum of 50 parking spaces on site**
 - b. Loading and Unloading areas**
 - c. Sale Location**
 - d. Staging Areas**
 - e. Structure Locations**
- 4. There shall be up to 6 sales per year.**
- 5. The Conditional Use Permit shall expire within 2 years from the date of the decision unless extended through the Conditional Use Permit process.**
- 6. Accumulation of sale items may begin 2 weeks prior to the sale date.**
- 7. Sale items may be dropped off Monday through Sunday from 7:00 am to 8:00 pm.**
- 8. The site shall be cleared of sold and unsold items at least 22 weeks in a year.**
- 9. No junk to be accumulated on the property; all such junk must be stored in the enclosed environment within the lot boundaries of the premises, thereby securing it from public view.**
- 10. Loading and Unloading of Sale items are not to be done on the road.**
- 11. Parking for customers is not allowed on County Highway K.**
- 12. Sale of Non-Agriculture related sale items shall be no more than 10% of sales based on sale totals.**
- 13. Sale hours will be from 8:00 am to 5:00 pm on the day of the sale, with no sales on Saturdays.**
- 14. Signage shall be in compliance with Section 16-145 of the Columbia County Zoning Code.**
- 15. Exterior Lighting shall be in compliance with Section 16-140-070 of the Columbia County Zoning Code.**
- 16. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.**
- 17. Any significant changes to the submitted site plan shall be reviewed and approved by the Town and County.**
- 18. The Owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.**
- 19. If the Planning and Zoning Committee finds that the review criteria of Section 16-150-070(D) and 16-125-180 of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision are not being complied with,**

the Planning and Zoning Committee after a public hearing may revoke the Conditional Use Permit.

5. Citizen Input

Mr. Bluemke questioned if we want "Citizen Input" on each Agenda in future.

Chair Tietgen stated that it would need time limits/policies/regulation.

Vice Chair Kessler suggested specific language be used.

Chair Tietgen stated that we will decide this at next month's meeting after hearing Vice Chair Kessler's suggested verbiage.

6. Approval of Minutes

**Motion by Mr. Baumgartner to approve Minutes of August 8, 2017
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Kessler.
Motion carried unanimously.**

7. Department Report

a. Financial

- Out of County Travel

No out of County travel at this time.

- Expenditure Report

Mr. Bluemke presented Expenditure Report.

**Motion by Vice Chair Kessler to approve Expenditure Report.
Seconded by Ms. Bradley.
Motion carried unanimously.**

b. Enforcement

Mr. Thompson presented Enforcement Report.

Ms. Bradley questioned the MacLeish ongoing violation.

Mr. Thompson updated Committee on MacLeish violation.

Chair Tietgen questioned Falk/Doherty violation.

Mr. Thompson updated Committee on Falk/Doherty violation.

- c. Mr. Bluemke updated the Committee on SB 387 and the meetings with WCA and Senator Olson.
- d. Fees

Mr. Baumgartner stated that he is in favor of having fee for credit card numbers.

Chair Tietgen stated a lot of current fees are outdated and older.

Mr. Bluemke stated the Department is looking into proposing fee changes across board.

Vice Chair Kessler questioned why the fee schedule for a convenience fee is not being presented.

Mr. Bluemke stated after further review and research, having separate fee for credit card users is not common, and not practical, especially when we are looking into across the board fee increases anyhow.

Motion by Vice Chair Kessler to table fee schedule changes until presented with comprehensive revision change, including alternative to convenience fee option.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

- e. Meeting Room Location

8. County Highway Dedications

- a. Eisenga – Town of Courtland
- b. Koopmans – Town of Randolph
- c. Spahn – Town of Dekorra
- d. Zink – Town of Dekorra

Mr. Bluemke presented Staff Report.

Motion by Ms. Bradley to approve the Resolution for the Dedication of Highway G in the Town of Courtland, Highway M in the Town of Randolph, Highway CS in the Town of Dekorra and Highway V in the Town of Dekorra.

Seconded by Chair Tietgen.

Motion carried unanimously.

9. Access Variance

- a. Eisenga

Mr. Bluemke presented Staff Report.

**Motion by Mr. Baumgartner to recommend approval of an
Access Variance for Lot 2 to have no frontage on a public
road subject to the following conditions:**

**A note being placed on the CSM that states, "The Planning and Zoning Committee
approved a variance on 09/05/17 for Lot 2 to have no frontage on a public road".
The variance will become effective when the Certified Survey Map is recorded.**

**Seconded by Mr. Stevenson.
Motion carried unanimously.**

b. Heaps

Mr. Bluemke presented Staff Report.

**Motion by Mr. Baumgartner to recommend approval of an Access Variance for Lot
2 to have no frontage on a public
road subject to the following conditions:**

**A note being placed on the CSM that states, "The Planning and Zoning Committee
approved a variance on 09/05/17 for Lot 1 to have no frontage on a public road".
The variance will become effective when the Certified Survey Map is recorded.**

**Seconded by Mr. Stevenson.
Motion carried unanimously.**

10. Preliminary Plat (refer to #10 after #4)

11. CUP Review (refer to #11 after #4 & #10)

Site Visits (were not needed)

12. Public Hearing

13. Discussion of Citizen Input

Item I- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1
Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay;
Michael Balsiger, Petitioner – Town of Wyocena

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Michael Balsiger was present and stated that everything he is
planning to build, is what is exactly what was there already. Just
rebuilding same thing.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closed Public Hearing.

Motion by Ms. Bradley to approve rezoning of 2.46 acres from A-1 Agriculture to RR-1 Rural Residence and 33.08 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item II- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Warren & Donna Buchner, Petitioners – Town of Wyocena

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner's agent/son was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Mr. Baumgartner to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Ms. Bradley.

Motion carried unanimously.

Item III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Carrie Barrett, Petitioner – Town of Wyocena

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Motion by Mr. Kessler to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 31.66 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item IV- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Thomas Heaps, Petitioner – Town of Wycena

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Thomas Heaps was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition.

Sheila Runge
N6575 State Highway 22
Pardeeville, WI 53954

Sheila Runge stated she owns the parcel the easement is through and is against the petition. She read through A-1 zoning definition and stated the use of the easement is illegal. She stated that this would be changing the use of the easement from using for access to a field, to now residential use. She stated there is currently an on-going issue already with agriculture equipment going over the driveway onto the lawn, to access the field.

Sheila Runge handed out violations and reports consisting of court documents she stated she wants part of the record.

Sheila Runge stated she feels there are other road options to access property, one of which is West Bush Road.

Chair Tietgen stated he does not see on Easement Agreement where he is violating use.

Sheila Runge gave reference to #7 on Agreement. She added that she was approached by a family member of Heaps, and told that this was for family use, however, that is untrue she added. She stated the easement was being used for an arbor business, and now wants to give this access to another person for residential use. Chris is his nephew and told him he stole from access from a family trust.

Chair Tietgen asked if she signed this agreement, or if she purchased property with easement already on.

Sheila Runge clarified that she purchased property knowing about easement.

Sheila Runge showed cell phone pictures to Committee.

Mr. Bluemke stated that whatever is presented for the record should be able to be seen by all.

Chair Tietgen asked if there was anything further.

Attorney Randy Rhode
219 E Conant Street
Portage, WI

Attorney Randy Rhode stated he is the attorney for Thomas Heaps, and stated there is no hint on easement that defines the uses. He explained this easement could be used for commercial even and Sheila Runge does not have a right to modify or diminish the use of the easement. He clarified that he, or Thomas Heaps, have not received any Action at this point, however, she is entitled to do this.

Sheila Runge stated that the Action has been filed, however, the client has not been served yet.

Chair Tietgen asked if anyone else is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Mr. Baumgartner to approve rezoning of 5 acres from A-1 Agriculture to RR-1 Rural Residence and 30 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.
Seconded by Chair Tietgen.**

Ms. Bradley stated she is confused by court issue.

Attorney Randy Rhode stated the current easement cannot be modified at this point. He explained they have the easement currently that was approved by Dept. of Transportation, etc. and this is a slander of title to Mr. Heaps.

Sheila Runge stated this is an issue with the easement that dates back to issues she presented in police reports.

Vice Chair Kessler stated these issues brought up are issues with the easement and this hearing is regarding the rezoning, but there may be an issue with the CSM approval. The easement states the area is improved area as gravel driveway. The proposed new easement on proposed CSM does not coincide with easement. The existing easement does not include lawn area to south of driveway, which is what new easement abuts. The new easement is different.

Jim Grothman states that he was the one who prepared 47-73 in December of 2003. They had located the existing drive, and now again used the same location on this new proposed CSM. He states you cannot just change language and usage, and the proposed use is what it was in 2003.

Mr. Baumgartner clarified he made the motion based on the Rezoning request and the easement issue needs to be considered at a different place/time.

Motion carried, not unanimously.

**Ms. Bradley – Abstaining from voting, Mr. Stevenson – Yes,
Vice Chair Kessler – Abstaining from voting,
Chair Tietgen – Yes, Mr. Baumgartner - Yes**

Item V- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with the A-4 Agricultural Overlay; Joseph & Dolly Hartley, Petitioners – Town of Otsego

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioners Joseph & Dolly Hartley were present.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board present and Minutes on file.

Chair Teitgen closes Public Hearing

Motion by Vice Chair Kessler to approve rezoning of 4 acres from A-1 Agriculture to RR-1 Rural Residence and 68 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Ms. Bradley.

Motion carried unanimously.

Item VI- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Dean & Toni Roberts, Petitioners – Town of Otsego

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Dean Roberts was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board present, but Minutes on file.

Motion by Vice Chair Kessler to approve rezoning of 4.41 acres from A-1 Agriculture to RR-1 Rural Residence and 40 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Stevenson.

Motion carried unanimously.

Item VII Zoning Change – A-1 Agriculture to A-1 Agriculture with A-4 Agriculture Overlay; Jeanne Maly, Petitioner – Town of Wyocena

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Jeanne Maly was present and added that her home had 70 acres with it and she does not need all of the 70 acres, but will maintain 50 acres including overlay with no plans to build.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closed Public Hearing

**Motion by Mr. Baumgartner to approve rezoning of 14.45 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.
Seconded by Vice Chair Kessler.
Motion carried unanimously.**

Item VIII- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Jeffrey & Linda Neesam, Petitioners & Owners – Town of Fountain Prairie

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Agent for Petitioner was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board present, but Minutes on file.

**Motion by Ms. Bradley to approve rezoning of 2.367 acres from A-1 Agriculture to RR-1 Rural Residence and 37.918 acres from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item IX- Plan Map Amendment – Agricultural or Open Space and Single Family Residential to Agricultural or Open Space and Single Family Residential;

Amalia W Ryan Revocable Living Trust and Dunn Living Trust,
Petitioners – Town of Lodi

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Marilyn Meffert was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board present and Minutes on file.

Chair Teitgen closed Public Hearing.

**Motion by Vice Chair Kessler to approve Plan Map Amendment from Agricultural or Open Space and Single Family Residential to Agricultural or Open Space and Single Family Residential.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

Item X- Zoning Change – A-1 Agriculture to AO-1 Agriculture and Open Space, A-1 Agriculture and R-1 Single Family Residence to R-1 Single Family Residence/PD-1 Planned Residential District and A-1 Agriculture and A-1 Agriculture with A-4 Agriculture Overlay to A-1 Agriculture with A-4 Agricultural Overlay.

Chair Teitgen opened Public Hearing.

Mr. Bluemke presented Staff Report.

Petitioner Marilyn Meffert was present.

Chair Teitgen asked if anyone has any questions.

Chair Teitgen asked if anyone is in favor of the petition. (no comments)

Chair Teitgen asked if anyone is against the petition. (no comments)

Town Board present, Minutes on file.

Chair Teitgen closed Public Hearing.

Motion by Vice Chair Kessler to approve rezoning of 7 acres from A-1 Agriculture to AO-1 Agriculture and Open Space, 31.35 acres from R-1 Single Family Residence and A-1 Agriculture to R-1 Single Family Residence with the PD-1 Planned Residential District and 75.46 acres from A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay District to A-1 Agriculture with A-4 Agriculture Overlay, effective upon recording of the Certified Survey Map.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

14. Adjourn

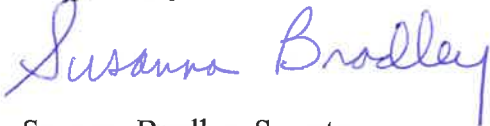
Motion by Mr. Stevenson to adjourn meeting.

Seconded by Ms. Bradley.

Motion carried unanimously.

Meeting adjourned at 5:04 PM

Respectfully Submitted,



Susanna Bradley, Secretary
Planning and Zoning Committee



Recording Secretary
Lauren Ramirez, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair
Mary Cupery, County Board Vice Chair